

29 August 2019

Sydney Opera House
Attn: John Collins
Project Manager, Renewal Statutory Planning
GPO Box 4274
Sydney NSW 2001

Re: ACCESSIBILITY CAPABILITY STATEMENT AT DA STAGE – Rev B

Project: Sydney Opera House – White Box (TIDE) – Bennelong Point, Sydney

The purpose of this submission is to advise that we have undertaken a preliminary disability access design assessment of the proposed development, known as the Tours Immersive Digital Experience (TIDE) within a White Box room, as identified in architectural drawings listed below in Table 1. A preliminary site inspection was also conducted by this office on the 27 August 2019.

The development has been assessed against the relevant access provisions of the Disability (Access to Premises – Building) Standards 2010, Building Code of Australia (BCA) 2019 and referenced access standard AS1428.1:2009, to the extent necessary for submission of a Development Application modification under the requirements of the Environmental Planning and Assessment Act.

The proposed TIDE development requires conversion of existing back of house (BOH) rooms currently used for storage/plant/office, a new sliding door connection to existing front of house (FOH) Bennelong Passage and new egress doors and services zones to existing BOH passage.

The converted areas will then become a new FOH public use room with internal design fit-out, customised with state-of-the-art technology to suit an immersive digital experience. The primary use of the room will be used to hold 5-6 min immersive reality experiences as part of SOH public tours during the temporary closure of the Concert Hall for building renewal works. In the future, the room may also be used for small functions and/or meetings. It is important to note that the TIDE room will be secured at all times with entry access only available via security swipe pass and/or cyber key use that will be managed by SOH staff.

The BCA assessment of the building classification/use of the proposed development is detailed below:

- Class 9b, entertainment venue. It is noted that the area will become a Class 9b public use space only, and not an auditorium, stage, back stage area, etc.

In our opinion, through ongoing development of the proposed new works for the TIDE project, that will occur during detail design phase, the proposed design is capable of compliance with the relevant accessibility legislation and reasonable access provisions for people with disability to and within the development can be achieved.

Compliance will be able to be readily achieved through a combination of compliance with the Deemed to Satisfy (DtS) access provisions and the Performance Requirements of the BCA.

An Access Summary Assessment Report is included below and can be read in conjunction with this Statement.

The following DA submission drawings have been reviewed as part of the access design assessment:

Description	Drawing No.	Revision
Cover Sheet	DA000	A
Location Plan	DA002	A
Existing Plan & Section	DA100	A
Demolition Plan & Section	DA101	A
Proposed Plan & Section	DA120	A
Proposed Sections	DA200	A
Bennelong Passage Elevation	DA210	A
Material Board	DA900	A

Table 1 – Documentation Assessed

DDA / Accessibility Summary Assessment

1.0 Existing Building - Affected Part Provision (DDA Premises Standards Clause D2.1, D3.1, AS1428.1)

Affected Part Requirements

- a) Under the DDA Access to Premises Standards, when new building works are being undertaken in an existing building that require a building approval (CC or CDC and/or inclusive Crown projects), the requirements for upgrading access are limited to the area of new work and the “affected part” of the building. The affected part is defined as the continuous accessible path of travel from (and including) the principal pedestrian entrance/s to the building to the new works area, which needs to be compliant with AS1428.1-2009.
- b) The affected part of this project is limited to a small area of the FOH Bennelong Passage between the principal pedestrian entrance to the building and the new sliding door to the proposed new works development. This area already provides a continuous (step-free) accessible path of travel, therefore no access upgrades to the existing corridor are required as part of the proposed development.

2.0 New Works – Entry Sliding Door (BCA/Access Code D3.2)

The new sliding door is required to comply with AS1428.1:2009 as follows:

- a) Door Clearance/Circulation: The proposed door exceeds 850mm min. clear width opening and there is adequate clear space on either side of door for approach/circulation area. As a power operated sliding door, no latch side door clearance is required. Compliance is readily achievable.
- b) Door Controls: The manual door controls to activate the door opening ie. security swipe and control buttons are required to be in an accessible location at least 500mm min. distance from an internal corner and/or obstruction and between 900-1200mm above FFL. Compliance is achievable and the final door control type and location will be determined during design development/detail stage.
- c) Luminance Contrast: The door is required to achieve 30% min. luminance contrast to the surrounding surface under AS1428.1:2009,

Externally the door is proposed to be painted white. While this provides sufficient luminance contrast to the existing granite wall panels, it is the same colour as the existing adjacent wall and a departure from AS1428.1. Internally the door is proposed to be brush-box veneer finish, similar to the brush-box wall lining. Internal compliance is achievable eg. by including a 50mm min. width luminance contrasting frame around the door, and this will be considered/addressed during design development/detail stage in conjunction with the design team. While internal DtS compliance is preferred for future-proofing, given

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the unique function/use of the space and heritage nature of the building a performance-based approach is also supportable for both internal and external sides based on the secured/managed use of the door by SOH staff only.

3.0 New Works – Access Requirements and Exemptions (BCA/Access Code D3.1 and D3.4)

- a) Access for people with disability in accordance with AS1428.1:2009 is required to and within all new work areas normally used by the occupants under BCA/DDA Access Code Table D3.1, unless a Part D3.4 Exemption applies.
- b) The TIDE space is an open plan room (approx. 65m²) with generous circulation area that can achieve compliance for continuous paths of travel, at least 1000mm min. clear width path of travel between fixtures and furniture (when no turning required) and at least 1540mm W x 2070mm L clear area at a corridor end formed between fixtures and furniture (when 180-degree wheelchair turn required) in accordance with AS1428.1:2009. The proposed timber floor-board finish will be a level and even surface which is deemed suitably traversable by people with disability. Compliance is readily achievable.
- c) The new works services zones surrounding the TIDE room are restricted for the customised services to support the digital experience can be supported as a non-accessible area, under a Part D3.4 exemption due to the particular nature and use that may pose a health or safety risk to people with disability.

4.0 Hearing Augmentation (Ref: BCA/Access Code D3.7 and D3.6)

- a) To meet BCA Part D3.7, a hearing augmentation system is required within a room in a Class 9b building where an inbuilt amplification system, (other than one used only for emergency warning) is installed to ensure access for people with disability.
- b) A hearing induction loop is proposed to be located around the TIDE room to satisfy Part D3.7. The required coverage is to not less than 80% of the floor area of the room served by the inbuilt amplification system. This will be developed further in conjunction with the specialist audio-visual contractor/services package during design development/detail stage.

5.0 Signage (Ref: BCA BCA/Access Code D3.6)

- a) To meet BCA Part D3.6, any required fire-isolated exit doors (serving accessible areas) required by BCA Clause E4.5 to be provided with an Exit sign are required, are to include Braille and tactile signage complying with Clause E3.6 and Specification D3.6 and state “Exit” and “Level” and either:
 - (a) the floor level number; or
 - (b) a floor level descriptor; or
 - (c) a combination of (a) and (b)

While there are currently 2 x new egress doors indicated from the TIDE room, it is understood from the BCA consultant that while both egress doors are on a required path of travel, neither door is required by BCA Clause E4.5 to be provided with an Exit sign, therefore accessible egress signage, compliant with Part D3.6 is not required.

- b) Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of deafness (stylised ear pictogram) is required to identify each space with hearing augmentation. The TIDE room will require accessible identification signage for the proposed hearing loop in the following locations:
 - o Outside the sliding entry door to the TIDE room (within Bennelong Passage); and
 - o Inside the TIDE room to identify: the type of hearing augmentation, the area covered within the room; and if receivers are being used where the receivers can be obtained.

Compliance is required and achievable and this will be developed further in conjunction with the design team and heritage architect during design development/detail stage. Due to the heritage nature of the building, a performance-based approach is supportable for some signage design aspects subject to further review (eg. use of bronze sign background in lieu of ultramarine blue), should full DtS compliance

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not be achievable due to the additional Conservation Management Plan and Utzon Design Principles that must be considered in addition to BCA/Access Code compliance.

6.0 Other

- a) While fixture and furniture design falls outside of the BCA/Access Code and DDA Premises Standards scope, the proposed seating and/or furniture to be used within the TIDE room should be considered to promote equity, dignity, safety, independence and comfort for all potential users, in line with the intent and objectives of the DDA and universal design principles
- b) Currently loose bench seating is proposed within the space, however consideration should be made for various seating types designed to suit a range of users, including some seating with arms and back-rests designed in compliance with AS1428.2:1992 (DDA/Advisory/Best Practice). This is particularly important for the safety and comfort of users given the immersive digital sensory experience, that may require users to look both ahead and above simultaneously.

Should you require further information or clarification regarding the above matters, please do not hesitate to contact me.

Yours sincerely,



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